

# UNOFFICIAL COPY

2/20/10-04830  
**DEED IN TRUST**  
(Illinois)



Doc#: 1020455020 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/23/2010 11:54 AM Pg: 1 of 3

MAIL TO:  
Therese L. O'Brien  
Attorney at Law  
15020 S. Ravinia Ave., #20  
Orland Park, IL 60462

NAME & ADDRESS OF TAXPAYER:  
The Gordon T. Zahrenhusen  
Living Trust  
8745 Crystal Creek Drive  
Orland Park, IL 60462

PREMIER TITLE

GRANTOR(S), Robert R. Garcia and Kathleen Bandera, husband and wife, of 8745 Crystal Creek Drive, Orland Park, IL 60462 in the County of Cook, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto Gordon T. Zahrenhusen and Margaret T. Zahrenhusen, of 14016 Sheri Ln., Orland Park IL 60462, as Trustee under the provisions of a Trust Agreement dated the 7th day of October, 1998, and known as The Gordon D. Zahrenhusen Living Trust and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

CO-TRUSTEE  
See Legal Description attached

Permanent Index Number(s): 27-23-118-011-0000  
Property Address: 8745 Crystal Creek Drive, Orland Park, IL 60462

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

STATE TAX  
STATE OF ILLINOIS  
JUL. 23. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000011904  
REAL ESTATE TRANSFER TAX  
0027000  
FP 103043

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
JUL. 23. 10  
REVENUE STAMP

# 0000011778  
REAL ESTATE TRANSFER TAX  
0013500  
FP 103046

2X

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 21<sup>st</sup> day of JUNE, 2010.

Robert R. Garcia  
Robert R. Garcia

Kathleen Bandera  
Kathleen Bandera

STATE OF ILLINOIS )  
COUNTY OF COOK )

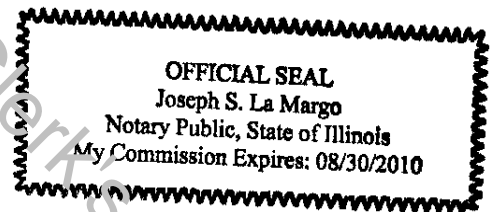
The foregoing instrument was acknowledged before me this June 21, 2010 by Robert R. Garcia and Kathleen Bandera, husband and wife

Joseph S. La Margo Notary Public

My commission expires Aug 31, 2010

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph \_\_\_\_\_ Section 4,  
Real Estate Transfer Act  
Date: \_\_\_\_\_

Prepared By:  
Thomas J. Anselmo  
1807 W. Diehl Road, #333  
Naperville, IL 60563-1890



RE584

Signature: \_\_\_\_\_

PREMIER TITLE  
301 W. NORTHWEST 14<sup>TH</sup> AVENUE  
MILWAUKEE WISCONSIN 53212  
(414) 215-1000

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## EXHIBIT 'A' Legal Description

File Number: 2009-04830-PT

PARCEL 1: THAT PART OF LOT 7 IN HIGHLAND BROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 38 DEGREES 34 MINUTES 42 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 7, 19.14 FEET; THENCE SOUTH 51 DEGREES 25 MINUTES 18 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 35.57 FEET; THENCE SOUTH 30 DEGREES 56 MINUTES 38 SECONDS EAST 80.00 FEET; THENCE SOUTH 59 DEGREES 03 MINUTES 22 SECONDS WEST 73.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 59 DEGREES 03 MINUTES 22 SECONDS WEST 40.82 FEET; THENCE NORTH 30 DEGREES 56 MINUTES 38 SECONDS WEST 80.00 FEET; THENCE NORTH 59 DEGREES 03 MINUTES 22 SECONDS EAST 40.82 FEET; THENCE SOUTH 30 DEGREES 56 MINUTES 38 SECONDS EAST 80.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION RECORDED MAY 19, 1997 AS DOCUMENT 97351142

COMMONLY KNOWN AS: 8745 Crystal Creek Drive, Orland Park, IL 60462

PERMANENT INDEX NUMBER: 27-23-118-011-0000

Office of Cook County Clerk's Office